



Talbot County Board of Appeals
215 Bay Street, Suite 2
Easton, Maryland 21601

Agenda for October 2012

10/01/12 Variance 7:00 p.m.	Appeal # 12-1586, James and Mary Cantrill 6337 Bozman Neavitt Road Neavitt, MD 21652 Tax Map 201, Parcel 1246 Zone: VC/CA (Village Center/Critical Area) Variance: Applicants are requesting three (3) variances of the required 50' setback from a state highway (MD Rte 529), and three (3) variances of the required 25' side yard setback for the following: (1) to construct an 87 square foot addition located 35'-4" from the state highway and 6'-3 1/4" from side yard property line; (2) reset an existing propane tank to be located 45' from the state highway and 5' from the side yard property line; (3) placement of HVAC system to be located 48' from the state highway and 6' from the side yard property line.
10/08/12	No Meeting - Holiday
10/15/12 Adm. Appeal 7:00 p.m.	Appeal # 12-1583, Priscilla Morris, Alexander Bond, Tilghman Creek, LLC., Priscilla Morris/John Sener, Members, Barbara Marshall, Content McLaughlin, Janet Friedberg, Michael Friedberg, Adine Cockey Kelly, David Donaldson Kelly, Caleb R. Kelly, III. Property Owner: Willow Grande, LLC. 23253 Maple Hall Road Claiborne, MD 21624 Tax Map 14, Grid 10, Parcel 111 Zone: RC (Rural Conservation) Administrative Appeal: Applicants have filed an Administrative Appeal under § 20-22, § 190-179 and § 190-180 of the Talbot County Code, contending that the Talbot County Planning Officer erred in his determination that the use of the property as an inn is a valid non-conforming use and/or a valid special exception use. Applicants further contend that any previous special exception status has now been abandoned and that certain ancillary uses of the property may not occur in the absence of a valid primary use. Finally applicants contend that if a special exception use exists for the property, that use, and any other uses ancillary to the special exception use, should be reviewed by the Board of Appeals for the purpose attaching conditions to that use that are consistent with the surrounding neighborhood and any adverse impacts thereon.

10/22/12	Appeal # 12-1587, Scott Pastrick
Variance	(Property owned by 8477 Deep Cove Road, LLC)
7:00 p.m.	8477 Deep Cove Road
	Easton, MD 21601
	Tax Map 33, Grid 3, Parcel 10
	Zone: RC/WRC (Rural Conservation/Western Rural Conservation)
	Variance: Applicant is requesting variance to permit the disturbance of approximately 4,292 square feet (2,972 square feet within the Non-Critical Area and 1,320 square feet within the Critical Area) of ground within the 25' buffer areas surrounding non-tidal wetlands for the installation of a new driveway serving the property. With respect to the variance the applicable non-tidal wetlands buffer would be reduced in some areas to 0', but no delineated non-tidal wetlands will be disturbed by the proposed driveway location.

10/29/12	No Meeting
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*Meetings will be held at the Bradley Meeting Room, South Wing, Court House,
11 North Washington Street, Easton, Maryland 21601*